

## Lauren F. Goldberg

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**From:** Michael Harrity <michaelharrity@verizon.net>  
**Sent:** Saturday, February 09, 2019 9:07 AM  
**To:** lembo.t@westonmass.org  
**Subject:** Re: 751 BPR: Notice of Intent to Convert to Residential Use

Tracey:

I think of [REDACTED] as appropriate for preservation restrictions - though I was not impressed with his work/valuations on the preservation and conservation restrictions at the [REDACTED]. On the other hand I did like the work of [REDACTED] and I would recommend him for a land value appraisal. As to others, I have no specific recommendation in mind but I will check around and get back to you.

Michael

-----Original Message-----

From: Lembo, Tracey <lembo.t@westonmass.org>  
To: Harrity, Michael <michaelharrity@verizon.net>  
Sent: Fri, Feb 8, 2019 2:16 pm  
Subject: FW: 751 BPR: Notice of Intent to Convert to Residential Use

Hi Michael,

The Town may want to commission an appraisal of the property located at 751 Boston Post Rd. on short notice. On Tuesday, I emailed John Bowman at Cross white Property Advisors and Jon Avery at Avery and Associates, neither of whom has responded with a proposal. Can you suggest other appraisers to contact?

Thanks very much.

Tracey Lembo  
CPC Administrator  
Town of Weston  
P.O. Box 378  
Weston, MA 02493  
781-786 -5074  
781-786-5079 (fax)

Town website: [www.weston.org](http://www.weston.org)

*Please be aware that the Secretary of State's office has determined that most e-mails are public records and, therefore, may not be confidential.*

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**From:** Gaumond, Leon  
**Sent:** Tuesday, February 05, 2019 9:49 AM  
**To:** Josephson, Eric; Aiu, Imaikalani; Grzenda, Michele; Field, John F.; Lembo, Tracey; Boshart, Harvey; Fleming, Kara; Gillespie, Doug; Houston, Christopher; Sarah Rhatigan (sarah@trilogylaw.com)  
**Cc:** Katharine L. Klein; Katherine D. Laughman  
**Subject:** RE: 751 BPR: Notice of Intent to Convert to Residential Use  
**Importance:** High

So a SLIGHT change in plans.

Counsel advises that in the case of a conversion, the purchase price is established through an appraisal process. The Town is obligated, under G.L. c. 61A, §14, to obtain an appraisal within thirty (30) days from receipt of the Notice. If the Town does not deliver an appraisal within this time frame, the Town's right to acquire the property would be lost. We are concerned that if the Board of Selectmen considers this matter at a February 26 meeting it would be difficult to complete an appraisal if the Board decides to go that route.

Therefore I think it may be necessary to move the decision on whether or not to exercise the right of first refusal to our NEXT meeting on February 12<sup>th</sup> which would give us a couple of weeks to acquire an appraisal if that is the decision of the Selectmen.

Please share this information with your boards. I would be happy to collect any written comments on this prior to the Selectmen's meeting to share with the Board. Thank you for your attention to this request!

Leon

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**From:** Gaumond, Leon  
**Sent:** Monday, February 4, 2019 9:46 AM  
**To:** Josephson, Eric; Aiu, Imaikalani; Grzenda, Michele; Field, John F.; Lembo, Tracey; Boshart, Harvey; fleming.k@westonmass.org; Gillespie, Doug; Houston, Christopher  
**Cc:** Katharine L. Klein; Katherine D. Laughman; 'leo.roy@mass.gov'  
**Subject:** FW: 751 BPR: Notice of Intent to Convert to Residential Use

To: Board of Selectmen  
Board of Assessors  
Planning Board  
Conservation Commission  
Community Preservation Committee  
CC: Commissioner, Massachusetts Department of Conservation & Recreation  
From: Leon A. Gaumond Jr., Town Administrator  
Date: February 4, 2019  
Re: Notice of intent to remove Property from Chapter 61A

I am writing to inform you of a proposed removal of the parcel located at 751 Boston Post Road (identified as Parcels 25/24, 26/2 and 26/4 by Weston Assessors. As you may know there is a 120 day period of time for the Town to consider whether or not to exercise its right of first refusal option on this parcel. The Selectmen are charged with making a determination as to whether or not they wish to pursue their right of first refusal on this property.

I shall also send this to Town Counsel for their review of completeness and compliance with the law.

I intend to have this item on the February 26<sup>th</sup> Selectmen's agenda for their deliberation. Please send any comments to my attention by February 20<sup>th</sup>.

Thank you for your attention to this notice.

Leon A. Gaumond Jr., Town Manager  
Town of Weston  
11 Town House Road  
P.O. Box 378  
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781-786-5020

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**From:** Lembo, Tracey <lembo.t@westonmass.org>  
**Sent:** Sunday, February 10, 2019 7:36 AM  
**To:** Harrity, Michael  
**Subject:** RE: 751 BPR: Notice of Intent to Convert to Residential Use

Thanks

Tracey Lembo  
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**Importance:** High

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**Subject:** FW: 751 BPR: Notice of Intent to Convert to Residential Use

To: Board of Selectmen

Board of Assessors

Planning Board

Conservation Commission

Community Preservation Committee

CC: Commissioner, Massachusetts Department of Conservation & Recreation

From: Leon A. Gaumond Jr., Town Administrator

Date: February 4, 2019

Re: Notice of intent to remove Property from Chapter 61A

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